



03-0 -0584

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

U-03-11
3-14-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-11.005(1)(k) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Park-for-Hire Facility** is hereby approved. Said use is granted to **Donna G. Foland** and is to be located at **1240-1252 W. Peachtree Street, N.W. and 1241-1261 Spring Street, N.W.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **108** of the **17th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

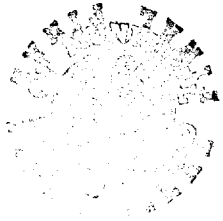
SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinances are hereby repealed.

A true copy,

Rhonda Dauphin Johnson
Municipal Clerk, CMC

ADOPTED as amended by the Council
APPROVED by the Mayor

OCT 06, 2003
OCT 14, 2003

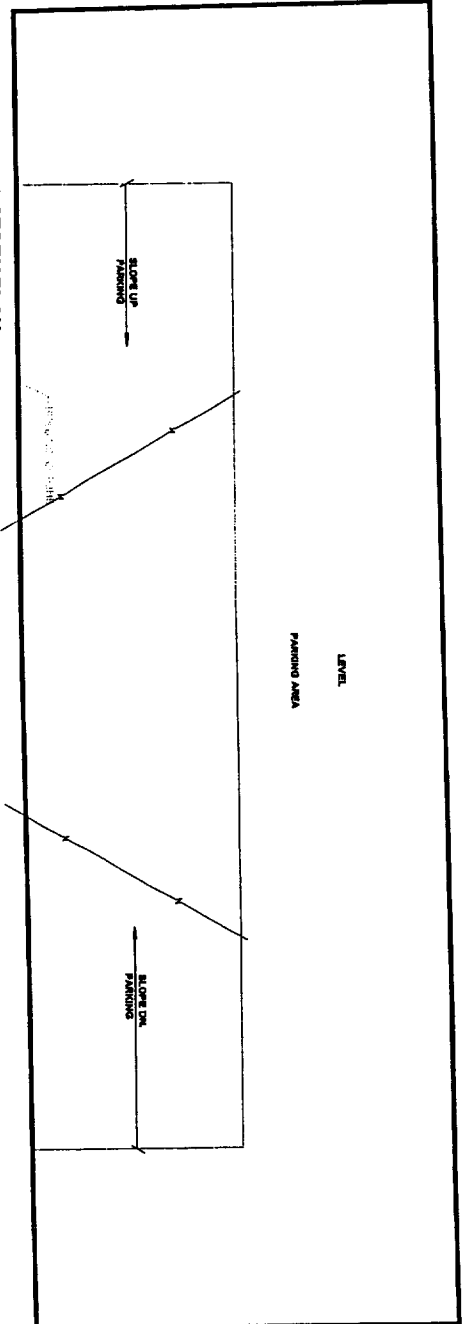


Conditions for U-03-11

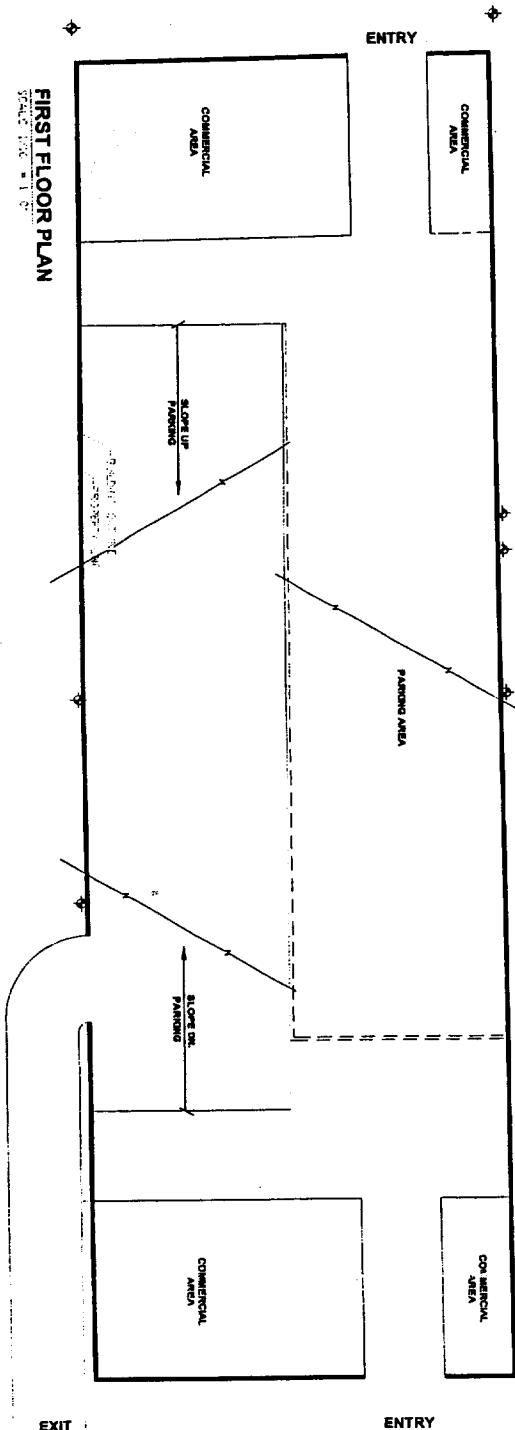
1. Site plan entitled "Centerpoint Realty Property" prepared by Bennett & Pless, Inc., Consulting and Structural Engineers, dated September 5, 2003 and marked received by the Bureau of Planning September 8, 2003, consisting of three (3) sheets individually identified as "Floor Plans", "Exterior Elevations" and "Composite Property Plan".
2. The attached document, identified as "Exhibit C, Amended Application, U-03-11, Proposed Condition" marked received by the Bureau of Planning, September 8, 2003 is hereby considered a condition of this Special Use Permit and its provisions shall be enforced as such.

SPRING STREET

TYPICAL UPPER STORY PLAN



FIRST FLOOR PLAN

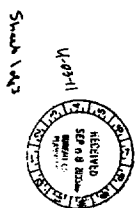


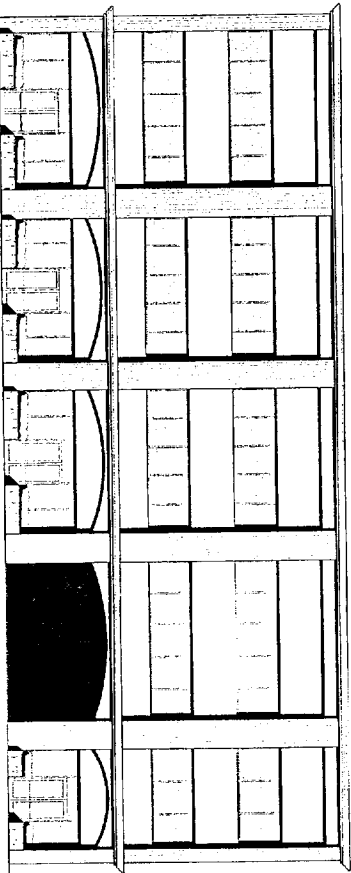
WEST PEACHTREE STREET

FLOOR PLANS	DATE	REVISION
1ST FLOOR	10-1-2009	

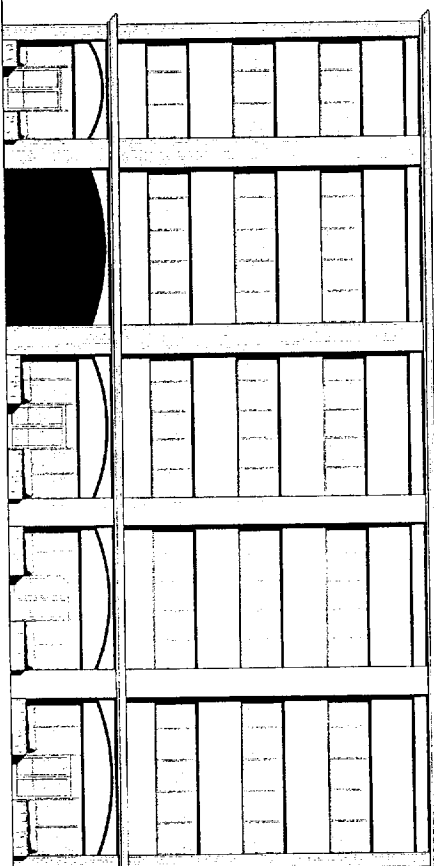
COMPOSITE PROPERTY PLAN
 CENTERPOINT REALTY PROPERTY
 1252 WEST PEACHTREE STREET
 ATLANTA, GA

BENNETT & PLESS, INC.
 Consulting Structural Engineers
 1800 Century Place
 Suite 1200
 Atlanta, GA 30345
 404.353-2000 FAX 404.353-2716
 E-mail: info@bennettandpless.com
 Copyright 2009 Bennett & Pless, Inc.
 All Rights Reserved





WEST PEACHTREE STREET ELEVATION



SPRING STREET ELEVATION

EXTERIOR ELEVATIONS		
DATE	REVISION	BY
11-1-2003		

COMPOSITE PROPERTY PLAN

CENTERPOINT REALTY PROPERTY
1252 WEST PEACHTREE STREET
ATLANTA, GA

NOT ISSUED FOR CONSTRUCTION

BENNETT & PLESS, INC.
Consulting Structural Engineers
1000 Century Place
Suite 200
Atlanta, GA 30315
Phone: 404.404.1251-2716
E-Mail: info@bennettandpless.com
Copyright 2003 Bennett & Pless, Inc.
All Rights Reserved



Sub 242 11-03-11



600 FT TO NE INTERSECTION
OF SPRING & 14TH ST.

COMPOSITE PROPERTY PLAN

LONDON AGENCY
PARKING SPACES SHOWN = 195

WEST PEACHTREE STREET

COMPOSITE PROPERTY PLAN
CENTERPOINT REALTY PROPERTY
ATLANTA, GA

BENNETT & PLESS, INC.
Consulting Structural Engineers
1900 Century Place
Suite 300
Atlanta, GA 30345
404 325-2000 FAX 404 325-2716
E-Mail: rex@engineers.com
Copyright 2002 Bennett & Pless, Inc.
All Rights Reserved



S-1

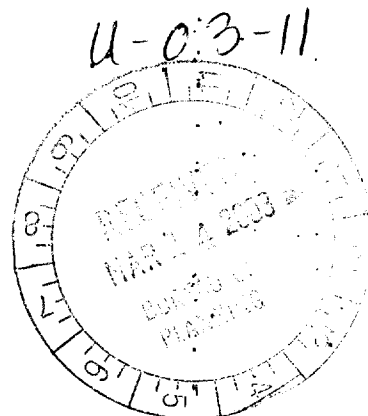
EXHIBIT "A"

All that tract or parcel of land lying and being in the City of Atlanta in Land Lot 108, of the 17th District, of Fulton County, Georgia, and being more particularly described as follows:

South 89 51
Commencing at a point on the east side of Spring Street (60 foot right of way) south of the ~~northeast~~ corner of the intersection of Spring Street and 16th Street to the TRUE POINT OF BEGINNING a 1/2 inch re-bar found; thence leaving the right of way of Spring Street South 89 degrees 19 minutes 22 seconds East for a distance of 138.32 feet to a 1/2 inch re-bar found; thence South 89 degrees 19 minutes 22 seconds East for a distance of 60.06 feet to a 1/2 inch re-bar set; thence South 00 degrees 23 minutes 46 seconds East for a distance of 53.73 feet to a 1/2 inch re-bar found; thence North 88 degrees 11 minutes 55 seconds West for a distance of 8.44 feet to a 1/2 inch re-bar found; thence South 00 degrees 03 minutes 54 seconds West for a distance of 57.91 feet to a 1/2 inch re-bar set; thence North 89 degrees 53 minutes 27 seconds East for a distance of 208.00 feet to a 1/2 inch re-bar found on the westerly side of West Peachtree Street (60 foot right of way); thence ~~continuing westerly~~ *199.86 feet* along said right of way South 00 degrees *Westerly* 20 minutes 43 seconds West for a distance of 219.90 feet to a nail set; thence leaving said right of way South 89 degrees 53 minutes 05 seconds West for a distance of 147.47 feet to a nail set; thence North 88 degrees 48 minutes 43 seconds West for a distance of 57.15 feet to a 1/2 inch re-bar set; thence South 89 degrees 46 minutes 31 seconds East for a distance of 186.97 feet to a 1 inch crimp top found at the right of way of Spring Street (60 foot right of way); thence ~~continuing easterly~~ *100.14 feet* along said right of way North 00 degrees 49 *Easterly* minutes 59 seconds West for a distance of 100.14 feet to a 1/2 inch re-bar found; thence North 00 degrees 54 minutes 04 seconds West for a distance of 117.24 feet to a 1/2 inch re-bar found; thence North 01 degrees 01 minutes 12 seconds West for a distance of 114.26 feet to a 1/2 inch re-bar found at the TRUE POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

Sold property contains 2.8 acres more or less.



MAGNETIC

GRAPHIC SCALE

TOTAL AREA
2.80 acres
ZONING

ZONING NOTE:

ALL PROPERTIES ARE ZONED SFR-1 AND ARE IN CHURCH DISTRICT

100.00

GENERAL NOTES


GENERAL NOTES:

1. PRELIMINARY MEASUREMENTS OF THE EXISTING STRUCTURE, SEE CHARACTERIZATION OF EXISTING UNDERGROUND UTILITIES AND FOUNDATIONS AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND FOUNDATIONS, SECTION 01050. THERE IS NO CERTAINTY OF THE ACCURACY OF THESE MEASUREMENTS. THEREFORE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND FOUNDATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND FOUNDATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND FOUNDATIONS PRIOR TO CONSTRUCTION.
2. MEASUREMENTS SHALL BE BASED ON CERTIFICATES OF EXISTING UTILITIES AND FOUNDATIONS.

WEST PEACHTREE
60' RIGHT-OF-WAY
ONEWAY

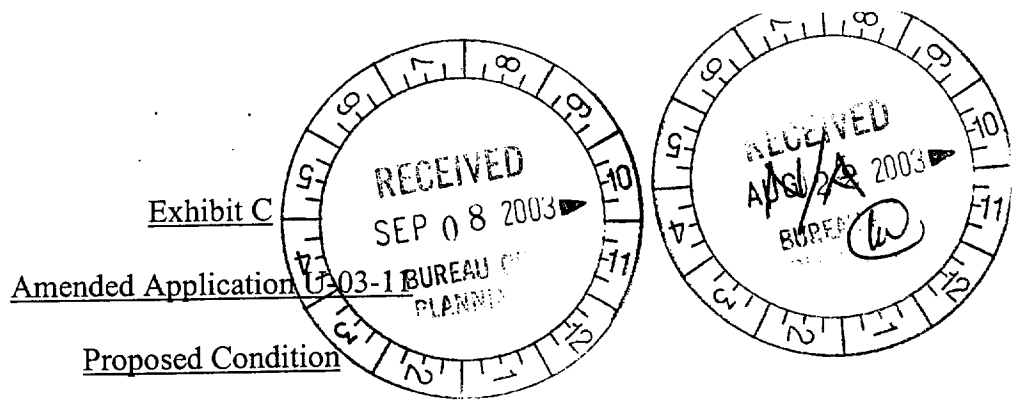
STREET

LATEST 10-21 / NO-SIA

	PLAT PREPARED FOR LRE ENGINEERING, INC. A DAMES & MOORE GROUP COMPANY		DATE 10-3-99	
	SCALE 1" = 30'			
LUMP LOT 100		100% DELIVERY		SECTION FULTON COUNTY, GEORGIA
LOT 100		BLOCK 100		UNIT 100
SUBSECTION 100		ADJACENT LOT 100		ADJACENT DATE 10-3-99
SURVEYED 10-3-99		CHECKED 10-3-99		PLANNED 10-3-99
APPROVED 10-3-99		MAP ID 10-3-99		OFFICE DATE 10-3-99

FRONTLINE SURVEYING & MAPPING, INC.
3595 Canton Road, Bld. A-9, Ste. 272, Marietta, GA 30066
TELEPHONE (678) 355-9905 FAX (678) 355-9805
e-mail: frntlinesurv@mindspring.com

[illegible]



The Georgia Department of Transportation ("GDOT") is proposing the extension of 15th Street through the property which is the subject of this Application. In light of the uncertainty as to the timing of GDOT's plans for this project, the Applicant proposes the incorporation of the following condition into Amended Application U-03-11.

The owner of the property shall have a period of five years, commencing on the date of final governmental approval by the City of Atlanta of the amended application and expiring on the fifth (5th) anniversary of such final approval, during which time applicant may use the property as a surface park-for-hire lot (the "Interim Conditional Use"). The Interim Conditional Use of the property shall be pursuant to the site plan submitted with the original application. The surface park-for-hire lot authorized as an Interim Conditional Use shall be developed and maintained in accordance with all applicable regulations of the Atlanta Zoning Ordinance, specifically including the provisions of Chapter 16-18P, SPI-16 Midtown Special Public Interest District Regulations. Upon the expiration of such five year period, owner shall no longer be entitled to Interim Conditional Use. At such time owner may, but shall not be required, to proceed with the development of the parking deck. In the event that GDOT has not proceeded with plans to extend 15th Street through the property within this five year period, but has given public notice of its intention to do so within the twenty-four (24) month period immediately following the above-referenced five year period, owner may seek an extension of time for the Interim Conditional Use by applying for a change of condition of the special use permit. Nothing in this condition is intended to prohibit owner from developing the property at any time in accordance with the provisions and regulations of SPI-16 zoning district.

RCS# 5047
10/06/03
2:22 PM

Atlanta City Council

Regular Session

03-O-0584 U-03-11, 1240-1252 W. PEACHTREE ST AND
 1241-1261 SPRING ST PARK-FOR HIRE LOT
 ADOPT AS AMEND

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	B Boazman	NV Woolard

03-O-0584

03-0-0584

(Do Not Write Above This Line)

AN ORDINANCE U-03-11
BY: ZONING COMMITTEE

AN ORDINANCE GRANTING A SPECIAL
USE PERMIT FOR A PARK-FOR-HIRE
FACILITY (SECTION 16-11.005(1)(k)),
PROPERTY LOCATED AT 1240-1252
W. PEACHTREE STREET, N.W. AND
1241-1261 SPRING STREET, N.W.
FRONTING 219.90 FEET ON THE WEST
SIDE OF WEST PEACHTREE STREET
BEGINNING 600 FEET NORTH FROM
THE NORTHWEST CORNER OF 14TH
STREET. PROPERTY ALSO FRONTS
331.64 FEET ON THE EAST SIDE OF
SPRING STREET. DEPTH: VARIES;
AREA: 2.80 ACRES; LAND LOT 108,
17TH DISTRICT, FULTON COUNTY,
GEORGIA.

OWNER: CENTER POINT REALTY
PARTNERS, LP

APPLICANT: DONNA G. FOLAND
BY: KEVIN ROSS

NPU-E COUNCIL DISTRICT 2

ADOPTED BY

OCT 06 2003

COUNCIL

- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred

4/21/03

Referred To:

ZRB & Zoning

First Reading

Committee
Date
Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

OCT 06 2003

CERTIFIED

OCT 06 2003

Rachel Daughlin Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

Mark L. ...
MAYOR